



It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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2.3.1 Electrical

OPEN GROUND



An electrical receptacle in this bedroom had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.



2.6.1 Soffit and Fascia

FASCIA ROT



Fungal rot was found at one or more sections *fascia*. Conductive conditions for rot should be corrected (e.g. leaking gutter, poor drainage). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.



2.7.1 Stucco Walls

HAIRLINE STUCCO CRACKING

Deficiencies

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

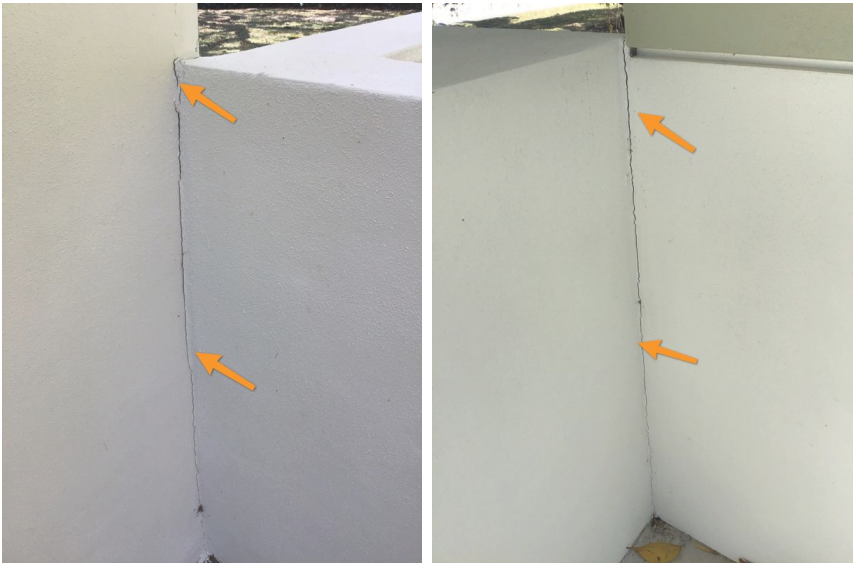


2.7.2 Stucco Walls

SEAL STUCCO BAND

Deficiencies

The decorative stucco band are not properly sealed. There are openings/gaps where water will enter the and get behind the stucco causing the stucco to deteriorate. It is recommended to have the stucco bands re-sealed to keep out any water.



2.8.1 Vegetation and Grading

VEGETATION

Deficiencies

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

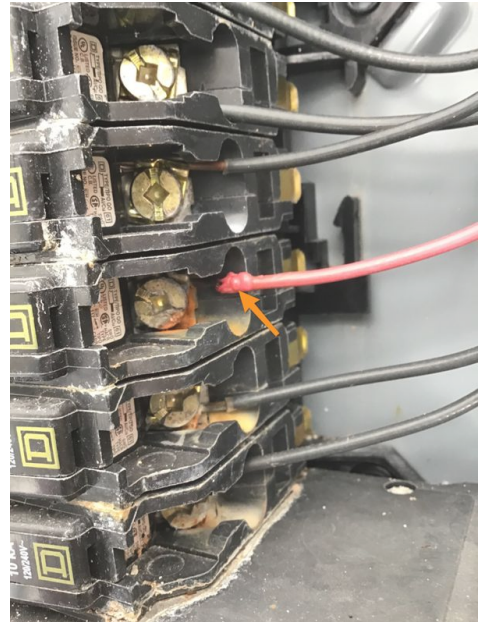


3.1.1 Electric Panel

SCORCHED

 Deficiencies

One or more wires / circuit breakers / fuses / bus bars / covers / dead fronts / components were scorched or heat-damaged in panel. A qualified electrician should evaluate and make repairs or replace components as necessary.



4.1.1 General

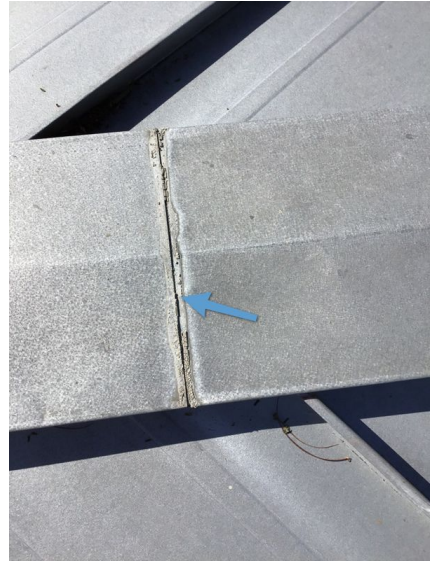
CAULKING

 Maintenance/Monitor

Caulking around fixtures (chimney, skylights, vents, siding, etc) of the roof are missing and/or deteriorated. Recommend qualified professional clean the surface and reapply caulking to effected areas.

Recommendation

Contact a qualified professional.



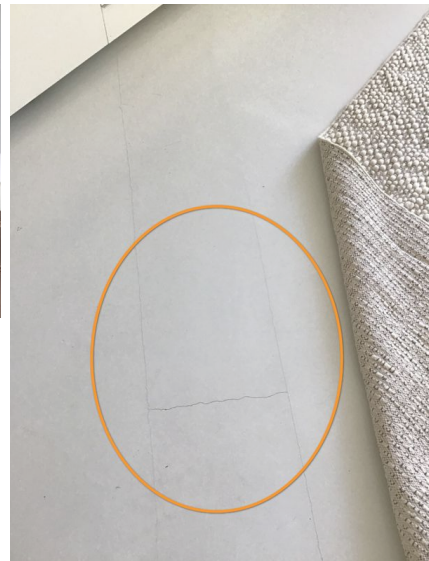


8.1.1 General Interior

POLISHED CONCRETE FLOOR CRACKED

Recommend to monitor and make necessary repairs

Recommendation
Contact a qualified professional.



8.2.1 Electrical

Deficiencies

HOT-NEUTRAL REVERSE

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.



8.2.2 Electrical

Deficiencies

LIGHT FIXTURE-NO BULB

One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.



Kitchen



Bedroom 3



Living Room



Den



Master Bedroom



Master Bedroom



Master Bedroom

8.2.3 Electrical

NO POWER

One or more electric receptacles appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.



Den

